

Parlin 08859

ZIP code · NJ · New Jersey > Middlesex County

BALANCED MARKET

\$517K

MEDIAN SALE PRICE

+0.5%

1-YR CHANGE

184

SALES (12 MO)

\$543K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



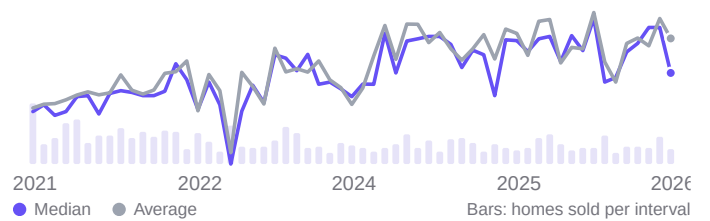
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$450K · Average \$526K

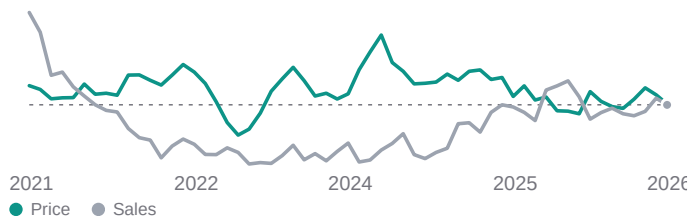


Growth (year over year)

Price +0.5% · Sales +0.0%

Price per square foot

\$336/ft²

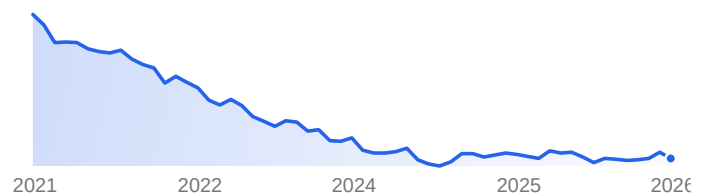
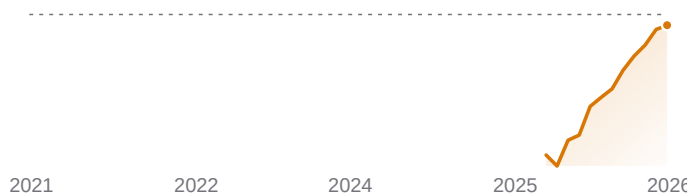


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

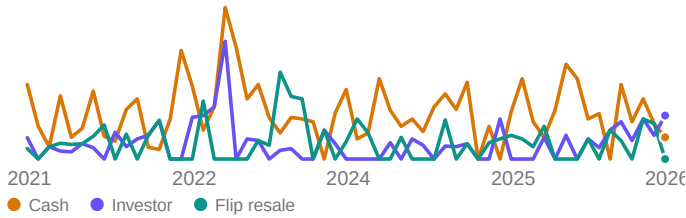
3.1%



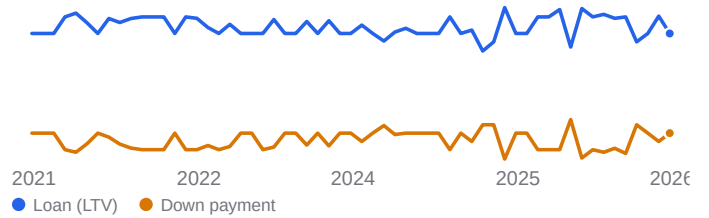
BUYERS & OUTCOMES

Buyer mix

Cash 8.3% · Investor 17% · Flip resale 0%

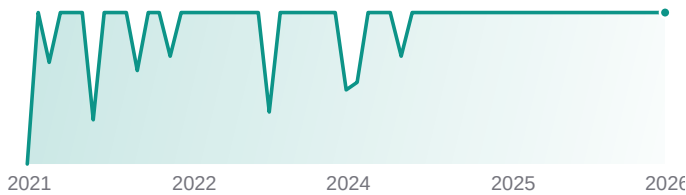


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



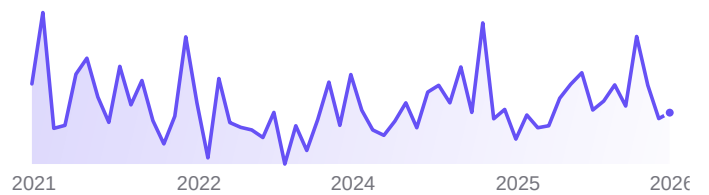
Sellers who sold at a gain

100%



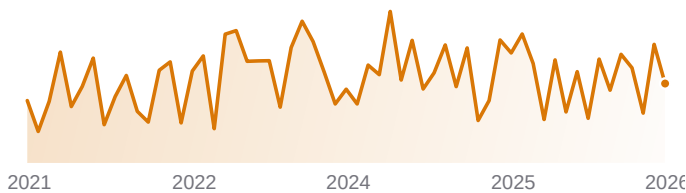
Typical hold before selling

6.1 yrs



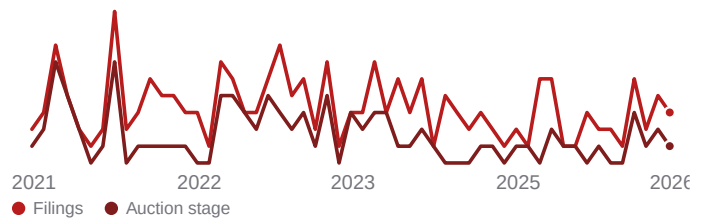
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	5,985
Median value (AVM)	\$543K
Median size	1,375 ft²
Median year built	1967
Single family	99%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.9%
Owner occupied	90%
Company owned	6.7%
Median loan-to-value	47%
Typical ownership tenure	18.1 yrs

COMMUNITY

Population	20,725
Density	4,647 / mi²
Median household income	\$102K
Average household income	\$123K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	96
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	5.7%
Unemployment	1.7%
Average temp	53°F
Annual precip	48 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.